112.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	671,800 / 671,800
					USE VALUE:	671,800 / 671,800
					ASSESSED:	671,800 / 671,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KUKLENTZ MATTHEW
Owner 2:	KUKLENTZ KERRI
Owner 3:	
Street 1:	24 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DI ZIO CORRADINO F--ETAL -
Owner 2:	DI ZIO CAROLINE V -
Street 1:	24 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,649 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1314 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9649.000	200,000		471,800	671,800
Total Card	0.222	200,000		471,800	671,800
Total Parcel	0.222	200,000		471,800	671,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.26 | /Parcel: 511.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 71102

GIS Ref

GIS Ref

Insp Date 09/19/18

Parcel ID 112.0-0003-0012.0

!8680!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,000	0	9,649.	471,800	671,800	671,800	Year End Roll	12/18/2019
2019	101	FV	174,700	0	9,649.	465,100	639,800	639,800	Year End Roll	1/3/2019
2018	101	FV	174,700	0	9,649.	357,200	531,900	531,900	Year End Roll	12/20/2017
2017	101	FV	174,700	0	9,649.	337,000	511,700	511,700	Year End Roll	1/3/2017
2016	101	FV	174,700	0	9,649.	310,000	484,700	484,700	Year End	1/4/2016
2015	101	FV	163,400	0	9,649.	289,800	453,200	453,200	Year End Roll	12/11/2014
2014	101	FV	163,400	0	9,649.	266,900	430,300	430,300	Year End Roll	12/16/2013
2013	101	FV	163,400	0	9,649.	266,900	430,300	430,300		12/13/2012

PRINT

Date	Time
12/10/20	23:13:40

LAST REV

Date	Time
09/27/18	14:04:19

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8680

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DI ZIO CORRADIN	53775-451		11/2/2009		399,000	No	No		
	8142-506		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	71102
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
12/2/2008	Meas/Inspect	336	PATRIOT
11/2/2000	Hearing N/C	189	PATRIOT
2/7/2000	Meas/Inspect	264	PATRIOT
8/31/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9649		Sq. Ft.	Site		0	70.	0.70	6			Topo	-5					471,799						471,800	

Total AC/HA: 0.22151 | Total SF/SM: 9649 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 471,799 | Spl Credit | Total: 471,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	289897
Depreciation:	89868
Depreciated Total:	200029

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

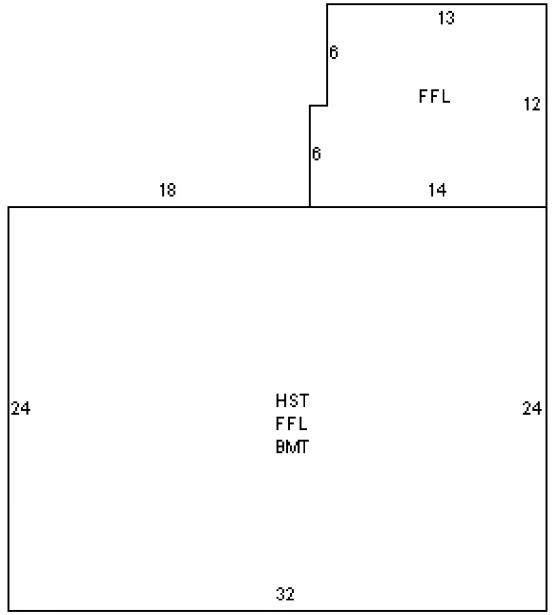
No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	96.06
Final Total:	200000	Val/Su SzAd	152.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	930	141.740	131,814
BMT	Basement	768	42.520	32,656
HST	Half Story	384	141.740	54,427

	Net Sketched Area:	2,082		Total:	218,897
Size Ad	1314	Gross Are	2466	FinArea	1314

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

112.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	